12th AMENDED PRELIMINARY P.A.D. FOR CENTERPOINT AND AN AMENDED FINAL P.A.D. FOR PHASE TWO - PARKING GARAGE NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP I NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

W. 5TH ST AFFECTED AREAD W. LINIVERSITY DR

VICINITY MAP

LEGAL DESCRIPTION

ADJUSTED LOT WEST OF ASH

A PORTION OF LOTS I THROUGH 14 OF BLOCK 6, TEMPE, AS RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP I NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND ASH AVENUE FROM WHICH THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND MAPLE AVENUE BEARS NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST 349.00 FEET. AS SHOWN ON CENTERPOINT, AS RECORDED IN BOOK 369, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID LINE BEING THE MONUMENT LINE OF UNIVERSITY DRIVE AND BASIS OF BEARING FOR THIS

THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST 324.96 FEET ALONG SAID MONUMENT LINE TO THE EASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH OO DEGREES 09 MINUTES 54 SECONDS EAST 341.00 FEET ALONG SAID EAST LINE, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH OD DEGREES OF MINUTES 54 SECONDS EAST FEET ALONG SAID EAST LINE TO THE WESTERLY RIGHT OF WAY LINE
OF ASH AVENUE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE
LEFT HAVING A RADIUS OF 700,00 FEET, THE CENTER OF WHICH BEARS
NORTH 81 DECREES 28 MINUTES 22 SECONDS EAST, SAID CURVE BEING NORTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, SAID CURVE BEING 40.00 FEET VIEST OF AND PARALLEL WITH THE MONUMENT LINE OF SAID ASH AVENUE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 37 MINUTES 07 SECONDS AN ARC DISTANCE OF 288.56 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 45 SECONDS EAST 164.85 FEET CONTRIBUNG ALONG SAID PARALLEL LINE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAWNG A RADIUS OF 620.00 FEET, THE CENTER OF WHICH BEARS SOUTH 57 DEGREES 52 MINUTES 30 SECONDS, WEST, THENCE BEARS SOUTH 57 DEGREES S2 MINUTES 30 SECONDS WSS1; HENCE CONTINUING ALONG SAID PARALLEL LINE THROUGH AN ANGLE OF 21 DEGREES 55 MINUTES 02 SECONDS, AN ARC DISTANCE OF 237.17 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF LOTS 1 THROUGH 7 OF SAID TEMPE; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST 274.21 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. COMPRISING 1.915 ACRES OR 83, 435 SQUARE FEET MORE OR LESS, SUBJECT TO ALLE ASSEMENTS OF RECORD.

CENTERPOINT

PORTIONS OF TEMPE A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN MARICOPA COUNTY ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7A, 7B, 7C, 7D AND 7E AS RECORDED IN BOOK 544 PAGE 27 RECORDS OF MARICOPA COUNTY,

RIGHT OF WAY EASEMENT AS RECORDED IN DOCKET 01-0610793 RECORD

LOT 1 AS RECORDED IN DOCKET 04-0036368 RECORDS OF MARICOPA

LOT 2 AS RECORDED IN DOCKET 86-0085979 RECORDS OF MARICOPA

LOT 3 AND 6 AS RECORDED IN DOCKET 97-0206982 RECORDS OF MARICOPA COUNTY. LOT 4 AND 5 AS RECORDED IN DOCKET 96-0520338 RECORDS OF

SURVEYOR CERTIFICATION

MARICOPA COUNTY

SURVEYOR .. DATE

P.A.D. CONDITIONS OF APPROVAL: SPD-2005.86

1. APPROVAL IS SUBJECT TO ALL CONDITIONS 1-11 LISTED WITHIN THE APPROVED 11TH AMENDED P.A.D. BEING MET.

2. MODIFICATIONS TO THE SURFACE PARKING AREA SHALL BE REVIEWED AND APPROVED THROUGH ZONING AND DEVELOPMENT CODE, SECTION 6-306, DEVELOPMENT PLAN REVIEW, INCLUDING A SITE PLAN, LANDSCAPE PLAN, AND REVISED GRADING AND DRAINAGE PLAN.

PREVIOUSLY APPROVED VARIANCES (APPLICABLE TO THIS AMENDMENT)

1. WAVE THE REQUIRED MASONRY SCREENING WALLS, CERTAIN REQUIRED LANDSCAPE ISLANDS AT ENDS OF PARKING ROWS AND CERTAIN REQUIRED LANDSCAPE ISLANDS AFTER EACH 15 STALLS FOR TEMPORARY PHASE II SURFACE PARKING LOTS ON THE EAST SIDE OF ASH, SOUTH SIDE OF 5TH STREET, (SECOND AMENDED P.A.D. - SPD-91.16)

2. INGREASE THE ALLOWABLE BUILDING HEIGHTS IN THE CCD DISTRICT FROM 35' TO THE FOLLOWING AS IT APPLIES TO OUR SITE: BUILDINGS JI & J2 - 204' TO THE TOP OF BLDG, BUILDING K - 120' TO TOP OF BLDG, (FOR ADDITIONAL INFORMATION SEE THIRD AMENDED P.A.D. - SPD-92.12)

3. REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK IN THE CCD DISTRICT FROM 10' TO O' AT CERTAIN LOCATIONS ALONG ASH AVE. AND FROM 10' TO 5' ALONG 5TH STREET FOR BUILDING L (HOTEL). (FOURTH AMENDED P.A.D. - SPD-96.06)

4. INCREASE THE ALLOWABLE BUILDING HEIGHT IN THE CCD DISTRICT FROM 35' TO 55' FOR BUILDING L (HOTEL). (FOURTH AMENDED P.A.D. - SPD-96.06)

5. INCREASE THE MAXIMUM ALLOWED HEIGHT FOR MECHANICAL SCREENING FROM 12' TO 20'. (EIGHTH AMENDED P.A.D. - SPD-2000.80, DS001030, REC02023)

6. INCREASE THE MAXIMUM ALLOWED BUILDING LOT COVERAGE FROM 40% TO 44%. (EIGHTH AMENDED P.A.D. - SPD-2000.80, DS001030, REC02023)

7. REDUCE THE MINIMUM BICYCLE PARKING REQUIRED WITHIN THE ARIZONA STATE UNIVERSITY COMMUTING AREA FROM 730 SPACES TO 150 SPACES. (EIGHTH AMENDED P.A.D. - SPD-2000.80, DS001030, REC02023)

8. ALLOW A 17,400 SOUARE FOOT FIRE STATION IN THE CCD. (NINTH AMENDED P.A.D. -SPD-2001.56, DS010415, REC02032)

9. INCREASE THE MASIMUM EXISTING BUILDING HEIGHT FROM 225' TO 238'.

10. REDUCE THE ZONING ORDINANCE 808 REQUIRED PARKING FROM 1613 TO 1280 FOR THE PROPOSED CENTERPOINT LOT 7A DEVELOPMENT (10TH AMENDED P.A.D. - SPD-2004.32, DS040239,

VARIANCE NO VARIANCES REQUESTED

PREVIOUSLY APPROVED USE PERMITS

SPD-91.16 USE PERMITS

1. ALLOW GENERAL OFFICE, GENERAL RETAIL, THEATER, HOTEL, ART GALLERY AND RESTAURANT USES (WITHOUT ENTERTAINMENT) IN THE CCD DISTRICT (2ND P.A.D.)

USE PERMITS

1. PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL)

2. TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING) (JRD P.A.D.)

SPD-96.06 USE PERMITS

1. ALLOW A NON-RESIDENTIAL USE, A 160 UNIT COURTYARD HOTEL, IN THE CCD COMMERCE DISTRICT. (4TH P.A.D.)

SPD-2000.80

1. ALLOW LIVE/WORK (FLEX SPACE) CONDOMINIM UNITS, AND MIXED USES AS RETAIL/RESTAURANTS (WITH ENTERTAINMENT) (8TH P.A.D.)

SPD-2001.56 USE PERMITS

1. ALLOW A 17,400 SOUARE FEET FIRE STATION IN THE CCD. (9TH P.A.D.)

APPROVALS

DATE: DEVELOPMENT SERVICES MANAGER

STATEMENT OF OWNERS **APPLICANT**

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN P.O. BOX 1833
APPROVED THE JOYLOPMENT AS SHOWN FOR BOX 180.204.0104
AS CHIEF REVIEWED OF J P MORGAN THE CONTACT: CHARLES HUELLMANTEL WE HAVE REVIEWED THIS PLAN AND

CHARLES HUELLMANTEL AND ASSOCIATES

OWNER

J P MORGAN CHASE MAIL CODE: AZ15901 PHONE: 602.221.1298 FAX: 480.902.7121 CONTACT: PAM BUETTNER

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 32 M DAY OF CONNECTED TO 2003 BY CANNOL ALLIAND.

OWNER IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC KIMULAY A RUPERT MY COMMISSION EXPIRES THAT IS 2003

DEVELOPER

CONTACT: JUSTIN LAMAR

KOWALLIS MACKEY LAMAR DEVELOPMENT 2944 N. 44TH STREET SUITE 200 PHOENIX, AZ 85018 PHONE: 602.667.1790 FAX: 602.808.5281

ENGINEER

WRG DESIGN, INC. 3011 W. HORIZON RIDGE PARKWAY, STE. 100 HENDERSON, NV 89052 CONTACT: JAMES KELLEY

Otak Architects

17055 6W Boones Ferry Rd Leby Osvego, CR 07055

Lamar Development 2944 N. 44TH STREET

FF-06-NX, AZ 85019.

Phone: 602.667.1790 Fen 6028035261

AVE R COM

ECT W, HORIZON RODE PICKY, STE 107

Tel 7029909300 Fax 7029909305

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REC06031

Fige 500.605.0008 Fax 500.600.6008 Kowallis Mackey

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BASIS OF BEARING

THE MONUMENT LINE OF 5TH STREET BETWEEN MAPLE AVENUE AND MILL AVENUE BEING S89'59'02"W AS SHOWN ON THE FINAL PLAT FOR CENTERPOINT AS RECORDED IN BOOK 369 OF MAPS, PAGE 31 MARICOPA COUNTY RECORDERS OFFICE.

BENCHMARK

CITY OF TEMPE POINT NUMBER 140 WEST 14 CORNER OF SECTION 15, TOWNSHIP 1162.30. CITY OF TEMPE DATUM

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION DESCRIBED OF THE P.A.D. SHOWN HEREON, WAS SURVEYED UNDER MY DIRECTION IN KNOWLEDGE.

DATE -----

DS050121 RRC06011 REC06031

12th AMENDED PRELIMINARY P.A.D. FOR CENTERPOINT AND AN AMENDED FINAL P.A.D. FOR PHASE TWO - PARKING GARAGE NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXISTING P.A.D. SUMMARY

PHASE 1 THROUGH 4 OF CENTERPOINT CONDOMINIUMS

ZONING
THIS SITE IS ZONED UNDER CITY OF TEMPE ZONING AND DEVELOPMENT CODE
CITY CENTER DISTRICT AND ZONED P.A.D. PLANNED AREA DEVELOPMENT PER
CITY OF TEMPE DOCUMENT # SPD2000.80.

TOTAL GROSS SITE AREA: TOTAL NET SITE AREA:

(24.12 ACRES) 22.04 ACRES (968,068 S.F.)

BUILDING SITE AREA:

930,457 S.F.

MAXIMUM BUILDING HEIGHT:

(T.O. MECH PARAPET) 343'

NUMBER OF STORIES:

RESIDENTIAL DENSITY ALLOWED:

MAX 30 788

RESIDENTIAL UNITS:

882

REFUSE:	CONTAINED	WITHIN BLDG.	FOOTPRIN	ITS
PHASE I - LOT 5A BUILDING A(OFFICE) BUILDING B1&B2(RESTAURANT) (RETAIL)	1 8	S BLDG AREA 00,110 S.F. 80,666 S.F. 9,000 S.F. 0,444 S.F.		BLDG AREA 49,856 S.F.
PHASE II — LOT 1 BUILDING F(OFFICE) BUILDING G(OFFICE)	1	509,561 S.F. 84,932 S.F. 24,629 S.F.		68,165 S.F.
PHASE II — GARAGES SOUTH GARAGE #1(1,333 SPACES WEST GARAGE #2(984 SPACES PHASE II TOTAL	DES) 3	67,668 S.F. 573,371 S.F. 194,297 S.F. ,077,339 S.F.		97,477 S.F. 165,642 S.F.
PHASE III — LOTS 3&4 BUILDING C(RETAIL) BUILDING H(THEATER) (RESTAURANT)	4	7,320 S.F. 2,870 S.F. 5,550 S.F. 8,900 S.F.		49,160 S.F. 12,870 S.F. 36,290 S.F.
PHASE IV - LOT 78 BUILDING L(HOTEL)	7	9,960 S.F.		26,930 S.F.
PHASE V - LOT 3 BUILDING D	5	i0,428 S.F.		29,475 S.F.
PHASE VI — LOT 7B BUILDING I(RESTAURANT)	6	,639 S.F.		6,639 S.F.
PHASE VII - LOT 7C BROWN-STRONG-REEVE'S HOU	SE 1	,825 S.F.		1,825 S.F.
PHASE VII — LOT 7D FIRE STATION #8	1	2,125 S.F.		12,125 S.F.
FULL BUILDOUT	2	,260,098 S.F.		128,045 S.F.
BUILDING AREA TOTAL (CENTER LOT COVERAGE TOTAL	POINT) 2	,888,066 S.F.	13%	419,841 S.F.

EXISTING P.A.D. BUILDING HEIGHTS

BUILDING	T.O. ROOF	T.O. MECH PARAPET
PHASE 1	238'-0"	258'-0"
PHASE 2	238'-0"	348'0"
PHASE 3	168'0"	186'-0"
PHASE 4	168'-0"	186'-0"

EXISTING P.A.D. PARKING TOTALS

BUILDING	REQUIRED BY ZONING	PROVIDED BY VARIANCE
PHASE 1	296	296
PHASE 2 (GARAGE 1 & 2 W/ SI	URFACE PARKING)	
	355	292.2
PHASE 3	424,7	362.2
OBLIGATED REPLACEMENT	170	170
PHASE 4	460.2	389,5
OBLIGATED REPLACEMENT	170	170
GUEST PARKING	151,1	148.9
TOTAL	2.027	1,829

PROPOSED P.A.D. SUMMARY

PHASE 1 THROUGH 4 OF CENTERPOINT CONDOMINIUMS

ZUNING THIS SITE IS ZONED UNDER CITY OF TEMPE ZONING AND DEVELOPMENT CODE CITY CENTER DISTRICT AND ZONED P.A.D. PLANNED AREA DEVELOPMENT PER CITY OF TEMPE DOCUMENT # SPD2000.80.

TOTAL GROSS SITE AREA: TOTAL NET SITE AREA:

(23,73 ACRES) 21.76 ACRES (955,990 S.F.)

BUILDING SITE AREA:

930,457 S.F.

MAXIMUM BUILDING HEIGHT:

(T.O. ROOF) (T.O. MECH PARAPET) 343'

NUMBER OF STORIES:

RESIDENTIAL UNITS:

BROWN-STRONG-REEVE'S HOUSE

BUILDING AREA TOTAL(CENTERPOINT) 2,888,066 S.F. LOT COVERAGE TOTAL

PHASE VII -- LOT 7D FIRE STATION #6

788

RESIDENTIAL DENSITY ALLOWED:

REFUSE:	CONTAINED WITHIN BLDG. FO	DOTPRINTS
PHASE I — LOT 5A BUILDING A(OFFICE) BUILDING B1&B2(RESTAURANT) (RETAIL)	GROSS BLDG AREA 100,110 S.F. 80,666 S.F. 9,000 S.F. 10,444 S.F.	NET BLDG AREA 49,856 S.F.
PHASE II - LOT 1 BUILDING F(OFFICE) BUILDING G(OFFICE)	309,561 S.F. 184,932 S.F. 124,629 S.F.	68,165 S.F.
PHASE II - GARAGES SOUTH GARAGE #1(1,333 SPAC WEST GARAGE #2(984 SPACES) 294,297 S.F.	97,477 S.F.
PHASE II TOTAL	1,077,339 S.F.	165,642 S.F
PHASE III - LOTS 3&4 BUILDING C(RETAIL)		49,160 S.F. 12,870 S.F.
BUILDING H(THEATÉR) (RESTAURANT)	45,550 S.F. 8,900 S.F.	36,290 S.F.
PHASE IV - LOT 7B BUILDING L(HOTEL)	79,960 S.F.	26,930 S.F.
PHASE V - LOT 3 BUILDING D	50,428 S.F.	29,475 S.F.
PHASE VI — LOT 7B BUILDING I(RESTAURANT)	6,639 S.F.	6,639 S.F.
PHASE VII - LOT 7C		

PROPOSED P.A.D. BUILDING HEIGHTS

1,825 S.F.

12,125 S.F.

2,260,098 S.F.

1,825 S.F.

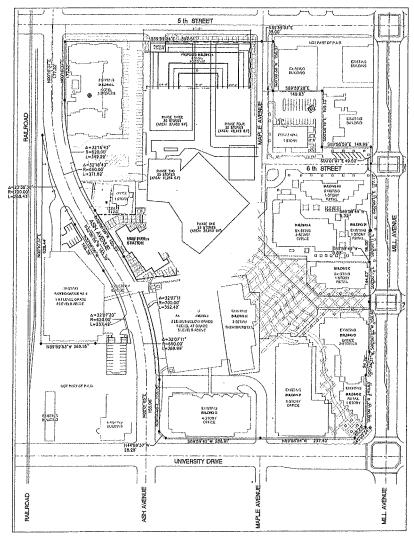
12,125 S.F.

128,045 S.F.

T.O. ROOF	T.O. MECH PARAPET
238'-0"	258'-0"
238'-0"	348'⊷0"
168'-0"	186'-0"
168'0"	186'-0"
	238'-0" 238'-0" 168'-0"

PROPOSED P.A.D. PARKING TOTALS

BUILDING	REQUIRED BY ZONING	PROVIDED BY VARIANCE
PHASE 1	296	296
PHASE 2 (GARAGE 1 & 2 W/ SUF	RFACE PARKING)	
	355	279.2
PHASE 3	424,7	362.2
OBLIGATED REPLACEMENT	170	170
PHASE 4	450.2	389.5
OBLIGATED REPLACEMENT	170	170
GUEST PARKING	151.1	148.9
TOTAL	2,027	1,816



CENTERPOINT P.A.D.

GENERAL NOTES

THE SCOPE OF THIS AMENOMENT IS TO ADJUST THE SOUTH PROPERTY LINE, REMOVE THE EXISTING PARKING AREA SOUTH OF THE PROPERTY LINE, AND PROVIDE A NEW PARKING ARE NORTH OF THE THE PARKING GARAGE, EXISTING UTILITIES AND DRIVE ENTRANCES WILL NOT BE AFFECTED. IRRIGATION WILL BE MODIFIED TO ACCOMMODATE THE SITE CHANGES.

EXISTING LAND USE: MIXED USE PROPOSED LAND USE: MIXED USE

NO PERMITS OR VARIANCES ARE REQUESTED.

DENSITY WILL REMAIN UNCHANGED.



Otak Architects

17356 SW Spores Farry Rd. Leke Ostavya, OR 07055

Kowalia Mackey Lamar Development

2944 N. 44TH STREET PHOENIX, AZ 85018 Phone: 602,667,090 Fax 602.908.5261

W. R ES W HORIZON FLOGE PRWY, STE NO HEIGERSON NEVADA 8055 Tel 702,000,0300 For 702,000,0305 LIVERS - DENSITY - BUNEFORE LIVERSON AND PROCESS

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12th AMENDED PRELIMINARY P.A.D. FOR CENTERPOINT AND AN AMENDED FINAL P.A.D. FOR PHASE TWO - PARKING GARAGE NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



--\&-

Otak Architects

17655 SW Boones Ferry Rd Lide Ossago, CS 97065 Frons 500,635,636 Fex 303,635,636

Kowalis Mackey Lamar Development

2044 N, 44TH STREET 5:80 200 PHOENX, AZ 8509 Phone 602:667,1700 Fax: 602:6083231

DE VIG HIN D.

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HENDERSON, NEWDON 6762
TOL 702990 9300
FAX 702990 9305
HUMBER + IMPERENT - BUSTONS
LOCALINA MONTHUM

SCALE: 1"=20" VICINITY MAP OVERALL CALCULATIONS EXISTING BUILDING LOT COVERAGE: 59,140 S.F. (35% COVERAGE)
PROPOSED BUILDING LOT COVERAGE: 59,140 S.F. (35% COVERAGE) EXISTING PHASE 2 PARKING STRUCTURE: 959 SPACES (20 ACCESSIBLE) PROPOSED PHASE 2 PARKING STRUCTURE: 946 SPACES (20 ACCESSIBLE) PROPOSED LANDSCAPE AREA: 22,550 S.F. (27% COVERAGE) EXISTING LANDSCAPE AREA: 30,853 S.F. (32% COVERAGE) ASH AVENUE GENERAL NOTES THE SCOPE OF THIS PROJECT IS TO ADJUST THE SOUTH PROPERTY LINE, REMOVE THE EXISTING PARKING AREA SQUITH OF THE PROPERTY LINE, AND PROVIDE A NEW PARKING ARE NORTH OF THE THE PARKING GARAGE, EXISTING UTILITIES AND DRIVE ENTRANCES WILL NOT BE AFFECTED, IRRIGATION WILL BE MODIFIED TO ACCOMMODATE THE SITE EXISTING LAND USE; MIXED USE PROPOSED LAND USE; MIXED USE NO PERMITS OR VARIANCES ARE REQUESTED. DENSITY WILL REMAIN UNCHANGED. **EXISTING PARKING GARAGE NO.2** NÈW PARKING^N AREA



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Sheet Number 3 of 3

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